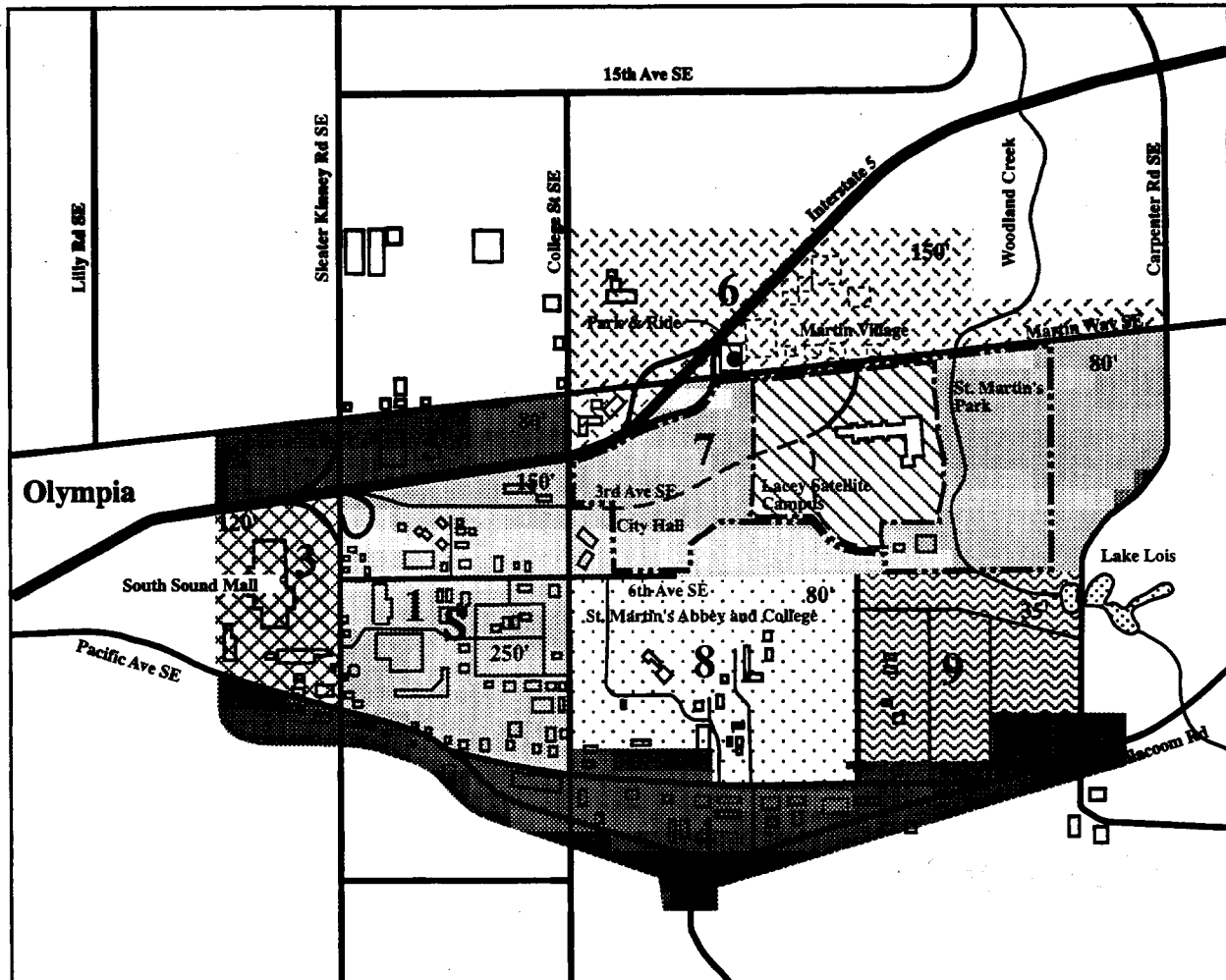


Setting and Site

Lacey: The City and Community
Campus Context
Saint Martin's Abbey and College
Landform
Open Space
Wetlands and Creeks
Roads and Transportation
Transit
Utilities and Public Services
Department of Ecology Headquarters Building





Lacey Central Business District
Comprehensive Plan

St. Martin's Vicinity



1/2 mile 1 mile 2 miles



Mixed Use



Business Park



Retail



Commercial



Proposed Transit Center



Maximum Height



Historic



St. Martin's Abbey & College



Lacey Campus

1

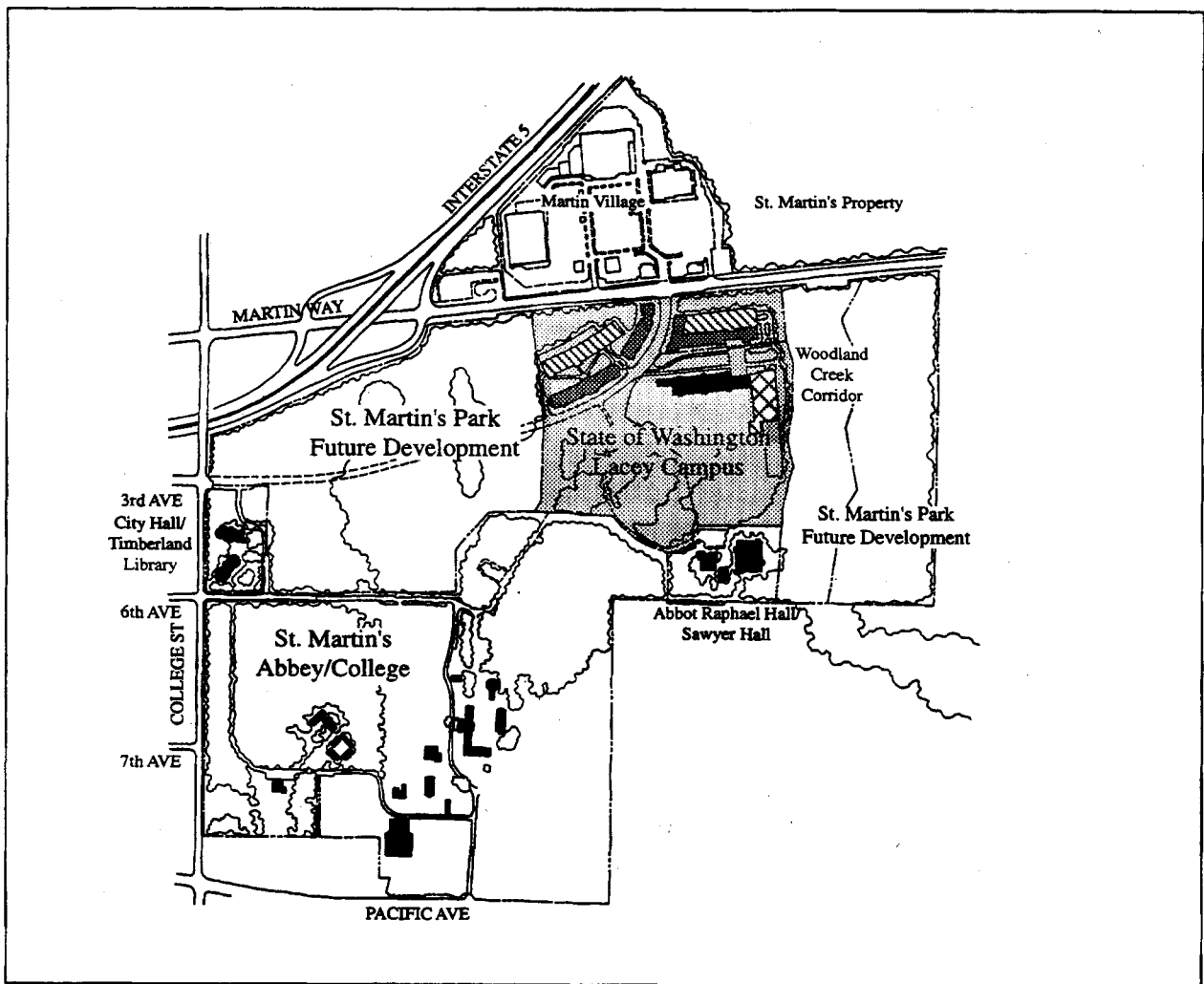
Sub Area

Lacey: The City and Community

Located in the northeastern corner of Thurston County, the city of Lacey borders the tip of Budd Inlet at the southern edge of Puget Sound. Still rural but developing, rolling countryside lies east, north and south of the city. Substantial stands of Douglas fir and extensive streams, ponds, lakes and wetlands dot the countryside creating green avenues leading to the heart of Lacey.

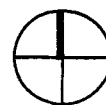
Lacey is a popular residential and retirement community for the three-city area of Olympia, Tumwater, and Lacey. The community is part of a greater Lacey Urban Growth Management area projected to grow from its current population of 41,600 to 58,000 by the year 2000. With projected heavy traffic volume and growing residential areas, the Lacey community has become a major focus for business development.

While there is a defined civic center area which includes the City Hall and the Timberland Public Library, many commercial and non-housing uses are dispersed throughout the city. The city's Comprehensive Plan for the Central Business District aims to consolidate much of the future business development in an area including the state campus on the east extending west for approximately one mile to Sleater-Kinney Avenue. With a projected increase in development, there has been great interest by city leaders and the community in increasing the density of development in appropriate areas thereby encouraging transit use, decreasing dependence on the automobile and providing convenient pedestrian access to residential, service, retail, and community facilities.









Campus Context

St. Martin's Vicinity



500 ft 1500 ft 2500 ft

-  **Lacey Campus**
-  **Existing Building**
-  **Proposed Campus Building**
-  **Existing Parking Structure**
-  **Proposed Campus Parking Structure**
-  **Other Proposed Building**

Campus Context

The Lacey campus is bounded on the north by Martin Way, a major east-west automobile and local and regional transit corridor. Martin Village, north of the campus across Martin Way, is a 37-acre, high-volume retail center with extensive on-grade parking. The Woodland Creek protection zone defines the campus site to the east. The western and southern edges of the campus abut undeveloped portions of Saint Martin's Park and Saint Martin's Abbey and College.

Lacey's City Hall and the Timberland Public Library are located on the western-most edge of Saint Martin's Park fronting on College Street between Third and Sixth Avenues. One of the oldest of Lacey's neighborhoods, Lacey Villas, is just south of the campus. Abbot Raphael and Sawyer Halls, owned by the Abbey but under lease to the Department of Ecology, are at the southeast corner of the campus, across the meadow from the Ecology Headquarters building.

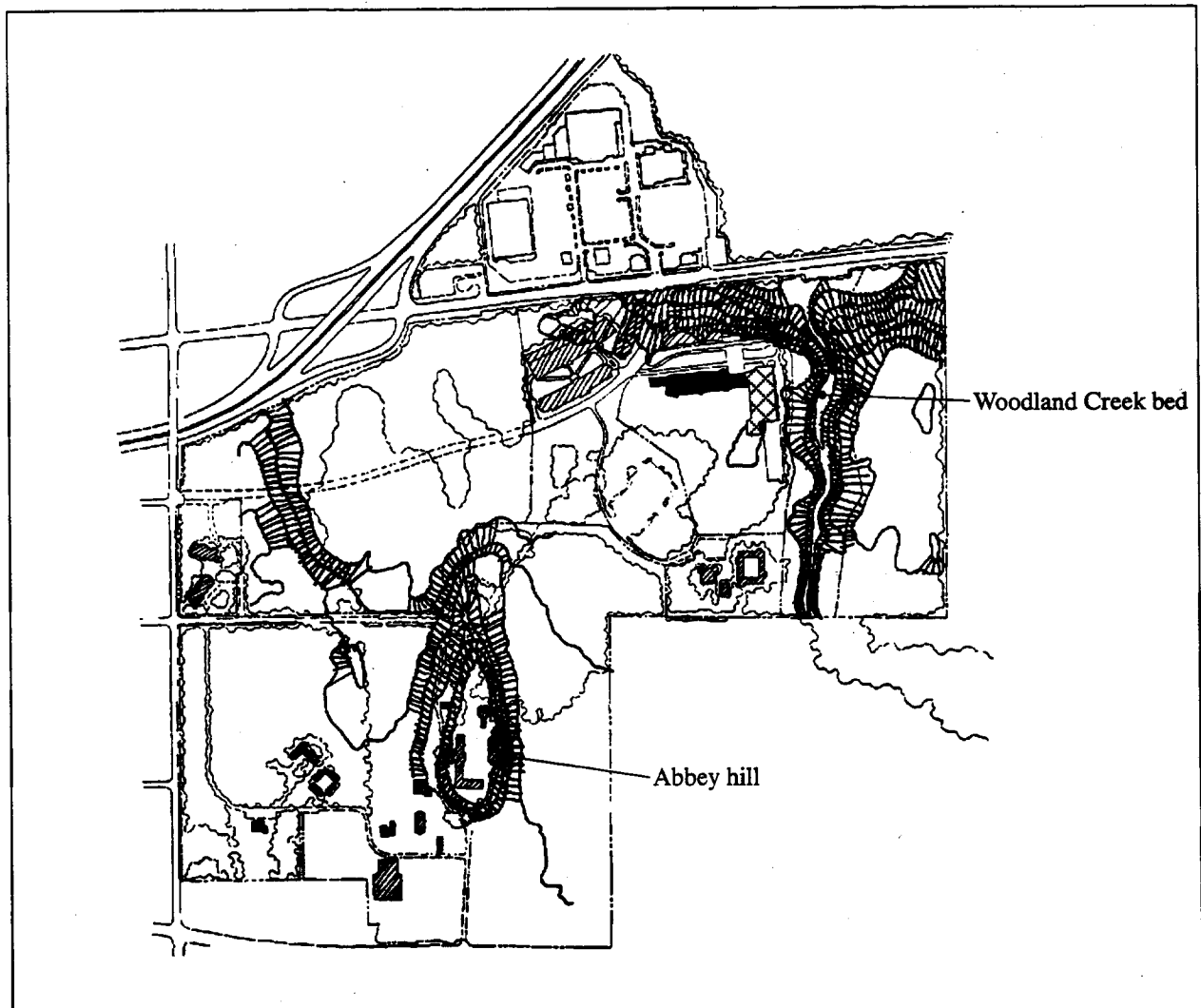
**Saint Martin's Abbey
and College**

The campus site was purchased from Saint Martin's Abbey, which presently owns the property east, west and south of the state campus.

Saint Martin's Abbey, a Benedictine monastery established in 1895, is the oldest operating institution in Lacey. Stability and permanence characterize the Benedictine vows. Monastic values, traditions, and beliefs reflect the institution's reverence for the site's ecosystem as a source of spiritual renewal. Once owning more than 500 acres, the Abbey has recently begun divesting portions of its land holdings for the purpose of building a permanent endowment. Sixty-seven and one-half of these acres were recently acquired by the State of Washington to develop the Lacey campus.

The Lacey campus includes 27.5 acres acquired in conjunction with the Department of Ecology's new headquarters facility and 40 acres subsequently purchased by the state to augment the initial acquisition. The campus is part of the larger, 212-acre Saint Martin's Park. The park is in the eastern part of the Lacey central business district, between Martin Way and the grounds of Saint Martin's Abbey and College. Consistent with the city's Comprehensive Plan, Saint Martin's park is envisioned by Saint Martin's Abbey as a business park to optimize its endowment potential.

The Lacey Campus plan conforms with the Declaration of Protective Covenants, Conditions and Restrictions (Protective Covenants) which apply to development of the campus property. These covenants maintain the authority of the previous owner of the property, Saint Martin's Abbey, over land development through "Design Guidelines" and other conditions. In many cases, the conditions are more restrictive than the development regulations of the city, and uphold a high standard of land use. The covenants require that specific standards of development be met including: set-backs, landscaping, signs, fences, parking, storage and loading areas, design and location of utilities. The purchase and sale agreement for the state property requires that the campus "... be used for the construction and operation of state administrative office buildings comparable to the Department of Ecology facilities being constructed ..."



Landform

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Proposed Campus Buildings



Existing Building



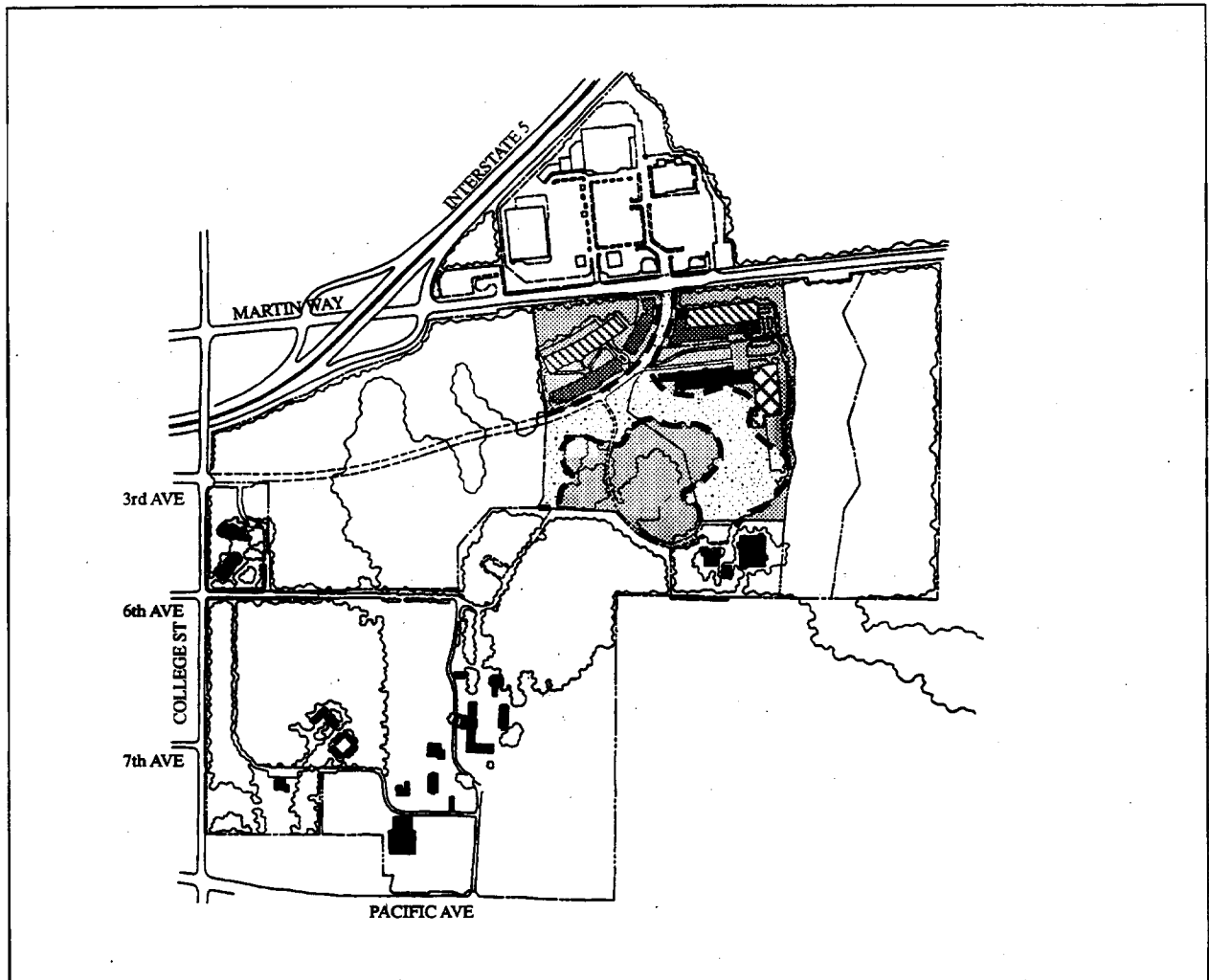
Existing Parking Structure



Topographic Slope
(10 foot intervals)

Landform

Most of the campus site is relatively flat, with slight undulations accenting the gentleness of the meadows. The land rises gently to the south, toward the Abbey hill, where it tilts slightly to the west. Most of the site is higher than Martin Way with the northern quarter of the land sloping steeply down to the road. Some slopes in the panhandle portion of the property, north of the Ecology Headquarters building near Woodland Creek, have a gradient of twenty-five percent.









St. Martin's Vicinity

Open Space



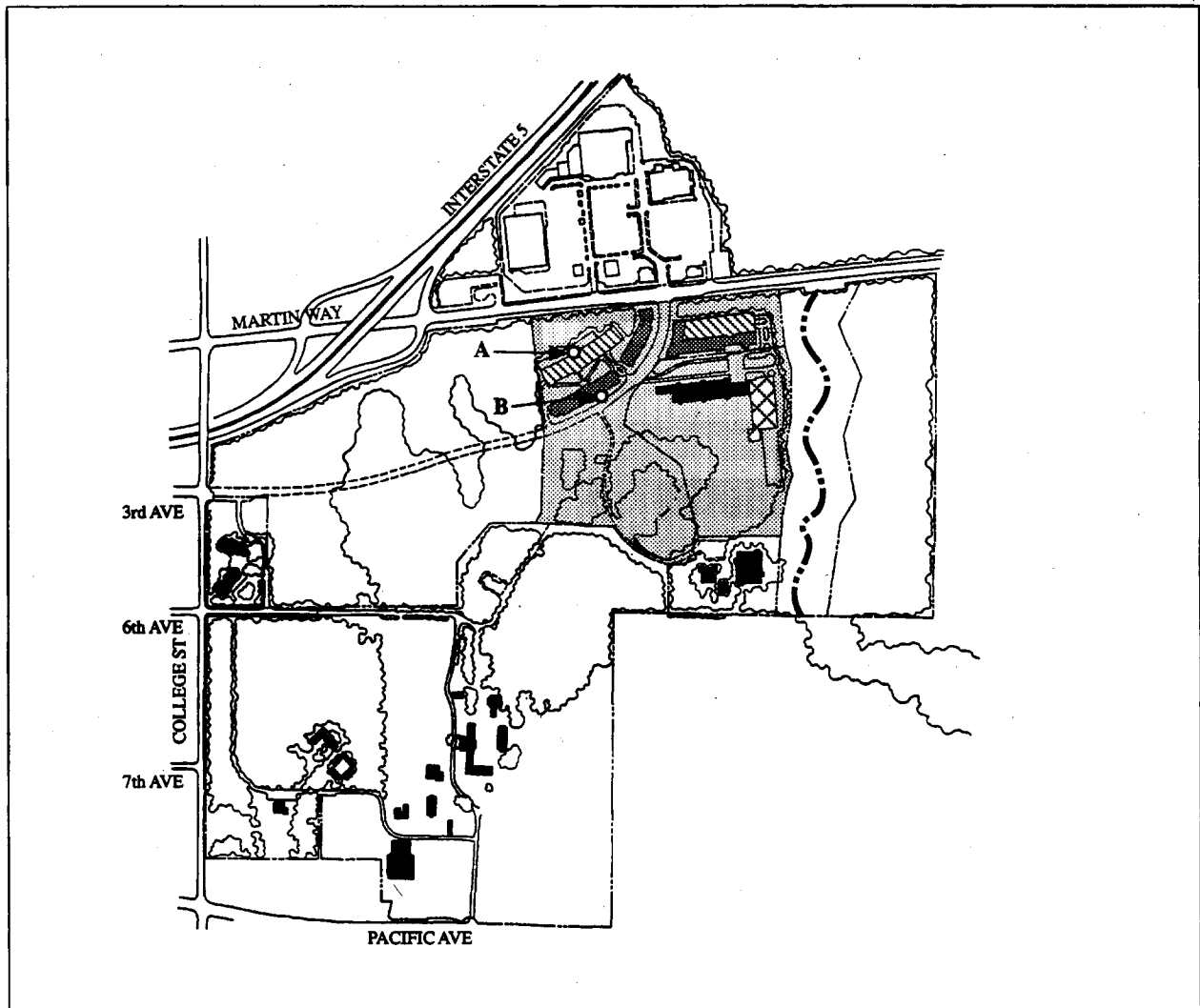
500 ft 1500 ft 2500 ft

-  Campus Meadow / Open Space
-  Existing Building
-  Proposed Campus Building
-  Existing Parking Structure
-  Proposed Campus Parking Structure
-  Other Proposed Building

Open Space

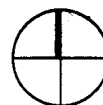
The monastery properties are remarkable. The Lacey campus is a microcosm of Saint Martin's Park. Tall, dense stands of predominantly mature second-growth Douglas fir define the exterior edge of the site and the meandering meadows that are like great outdoor rooms. Starting in the open fields of the college, west of Old Main and below the Abbey hill, the meadows wend their way north into Saint Martin's Park. In the shape of a great horseshoe, the meadows turn east, then south, through the campus site, terminating at the edge of the Abbot Raphael and Sawyer Halls south of the Ecology Headquarters building. The meadows are a unifying visual path across the park, providing a natural development framework and linkage among all the users of the site.

This setting will be a symbolic, as well as physical, bond between the century-old institution of worship and learning and the visionary 21st century workplace of the state campus.



Wetlands and Creeks

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Lacey Campus



Wetland



Woodland Creek

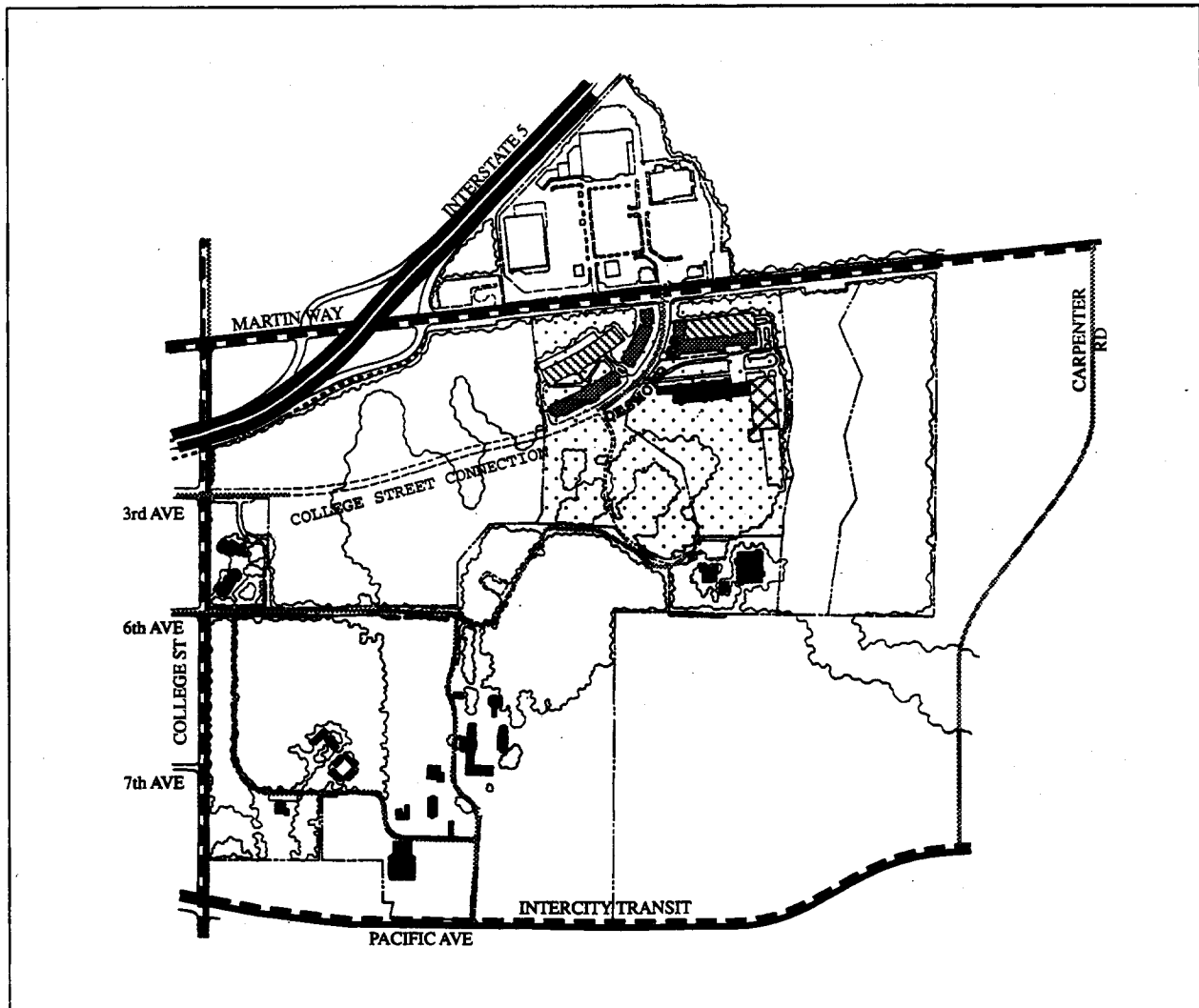


Creek Corridor

Wetlands and Creeks

Two small wetland areas exist on the campus site. To allow optimum development of the plan, filling of the two wetlands is desirable. The larger of the two (wetland A) is slightly over 2,500 square feet and will require mitigation under City of Lacey ordinance. Mitigation may be satisfied through enhancement of other wetlands off-site. Wetland B is less than 2,500 square feet and is allowed to be filled under the United States Army Corps of Engineers Section 404 permit.

Woodland Creek, east of the state property, is in a designated streambelt corridor, extending 200 feet to either side of the waterway. The corridor area contains a number of trails, and the creek supports downstream spawning areas.










Roads and Transportation

St. Martin's Vicinity



500 ft 1500 ft 2500 ft

-  Lacey Campus
-  Interstate
-  Major Arterial
-  Minor Arterial/Local Road
-  Proposed Road
-  Intercity Transit
-  Multi Use Path

Roads and Transportation

Interstate 5 dominates the roadway network in the campus vicinity. Just northwest of the site is a signalized interchange with Martin Way, the principal east-west arterial serving the site on the north. Martin Way connects the campus site west to Olympia and east into the Hawks Prairie Center of Lacey and surrounding residential areas.

Of the north/south arterials, College Street is west of the site and is a four-to-five lane major arterial which will connect with the campus via a planned extension of Third Avenue Southeast. East of the campus site, Carpenter Road is a two lane minor arterial connecting to southeast Lacey.

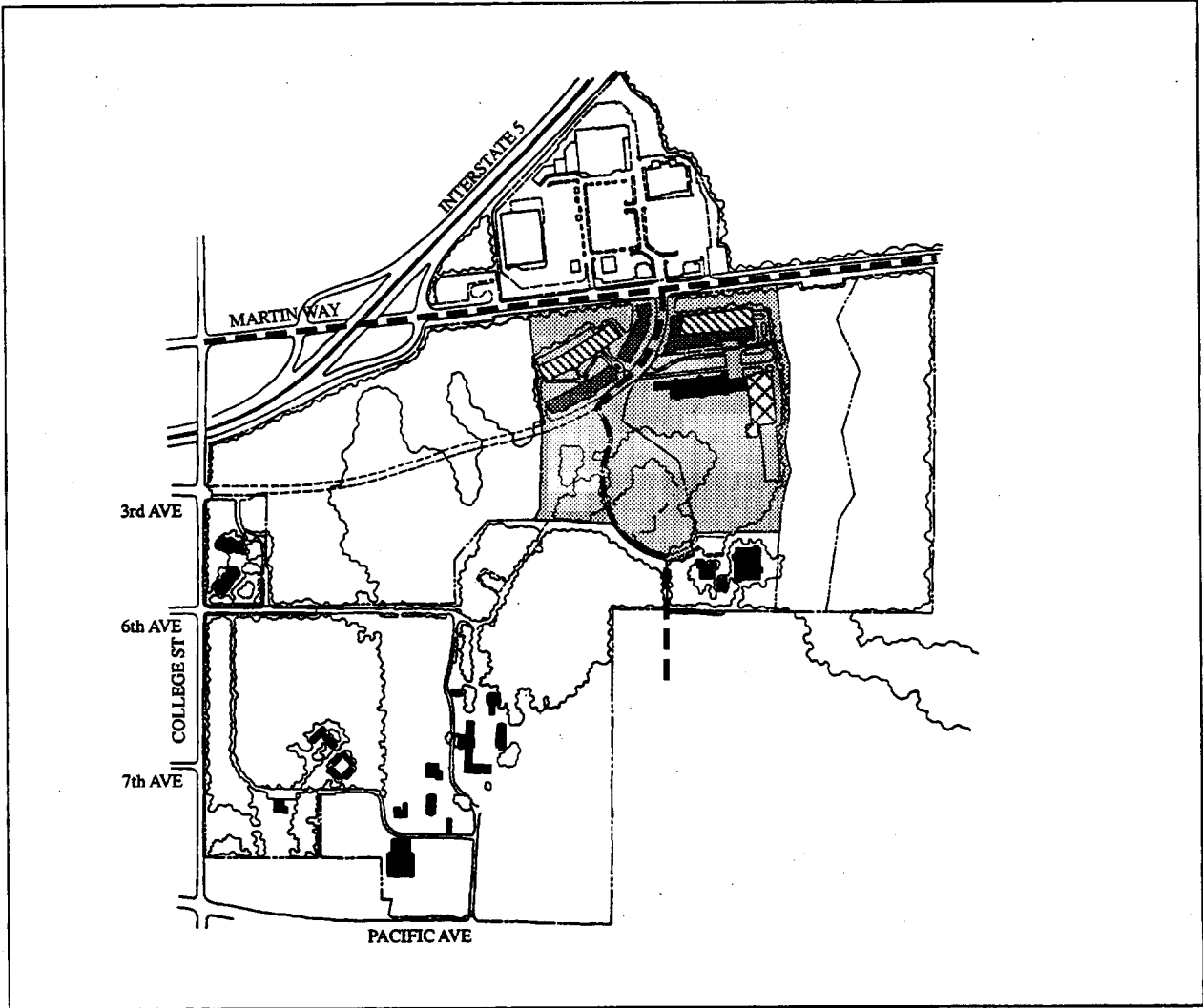
Third Avenue Southeast is an east-west arterial directly tying to an eastbound exit ramp from I-5 and currently terminating at College Street. The City of Lacey's Transportation Plan has proposed extending Third Avenue Southeast across College Street through the campus site and then connecting with Martin Way. The easternmost 1,000 feet of roadway through the campus site will be called Desmond Drive in accordance with site covenants.

Transit

The campus vicinity is served by Intercity Transit with major routes along College Street Southeast, Martin Way and Pacific Avenue. A park-and-ride facility is located northeast of the Martin Way/Interstate 5 interchange. A transit center exists at South Sound Center, west of Sleater-Kinney Boulevard, south of I-5. Intercity Transit proposes the facility be relocated closer to the Lacey campus on a site between Sixth and Seventh Avenues, west of Woodview. The new transit center will be about 2.5 acres. Eleven bus routes will operate through the new Lacey transit center when it is completed in late 1994.

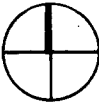
Through a partnership between General Administration and Intercity Transit, shuttle service is provided between state office centers in Lacey and Olympia. Pierce County Transit provides commuter service on Interstate 5, with southbound stops in Olympia, shuttle connection to Lacey, and northbound stops on Martin Way in Lacey. Commuters from Pierce County are expected to be provided with a transit stop on Martin Way at the campus entrance as merited by demand as the campus is completed.

Desmond Drive has been constructed from a signalized intersection at Martin Way to provide access to the Department of Ecology Headquarters building. It will extend through the campus site in approximate alignment with Third Avenue Southeast, and will be a four-lane minor arterial that passes through Saint Martin's Park to College Street. Presently, Sixth Avenue provides access to the Abbey hill and continues to Saint Martin's Cemetery and Abbot Raphael and Sawyer Halls. The Abbey has proposed vacating Sixth Avenue east of the cemetery thus excluding state campus and Saint Martin's Park traffic from the Abbey grounds. A new two-lane road will be constructed extending Desmond Drive south to provide access to Abbot Raphael and Sawyer Halls.



Utility Lines

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Lacey Campus



Water and Sanitary Sewer Service

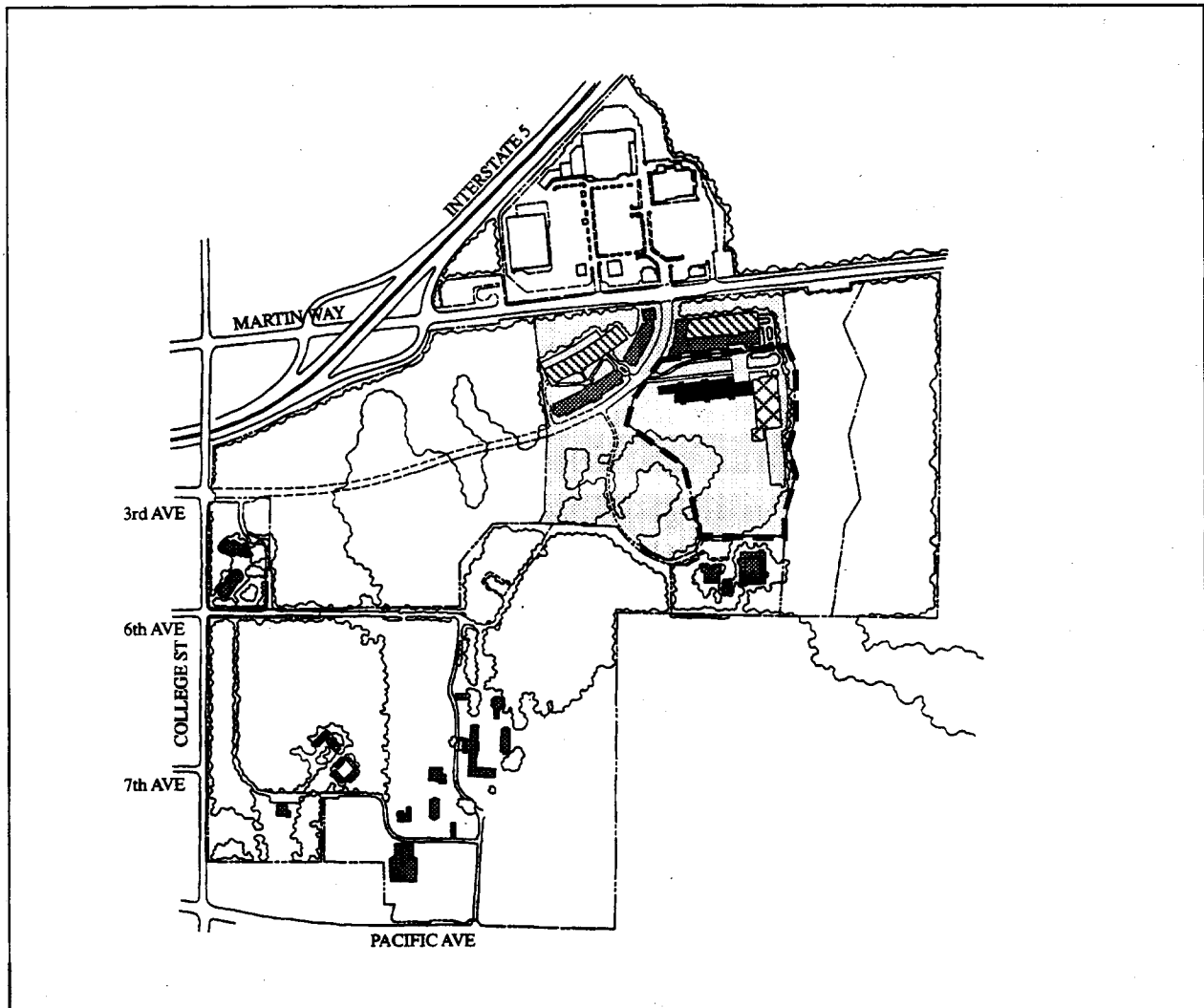
Utilities and Public Services

Water and sanitary sewer service is planned to serve the site through new mains in the Desmond Drive right-of-way connecting with city systems at Martin Way. Capacity of both systems will be sufficient for development of the Lacey campus. Prior to connection with the city system, the Abbey property was served by springs north of Martin Way. These springs are still available as a source of irrigation water.

Stormwater for the Abbey is currently handled in two lagoons just west of the campus site. The lagoons have historically provided treatment for College and Abbey sanitary effluent and stormwater. The Abbey is in the process of connecting to the planned north/south sewer main traversing the Lacey campus via a gravity line along the south edge of the site. The Abbey intends to continue utilization of the lagoons for stormwater detention and treatment.

A stormwater system, designed to serve the Ecology Headquarters building, has been developed within the bounds of the site. To accommodate the new campus buildings, an area has been reserved just south of the Desmond Drive/College Street connection adequately sized to handle stormwater on-site. It is preferable, however, to participate in the joint development of a regional stormwater system with Saint Martin's Abbey and the city of Lacey on Saint Martin's Park property if it should prove feasible.

Other public services will be provided by the city of Lacey. Police headquarters is at 420 College Street, within a quarter mile of the campus. Fire protection facilities and personnel are of a capacity and response time considered reasonable by the district authority. City administrators expect that available resources should easily handle campus demand for police and fire protection and solid waste disposal facilities.



Department of Ecology Headquarters Building

St. Martin's Vicinity



500 ft 1500 ft 2500 ft



Lacey Campus



Department of Ecology Headquarters Building



Boundary:
Portion of Lacey Campus developed in conjunction with DOE building

**Department of Ecology
Headquarters Building**

The Ecology Headquarters building represents the first phase of construction on the Lacey campus. The building provides 323,000 gross square feet of office space on three floors and 500 parking spaces in a parking garage. Surface parking contributes an additional 284 spaces. The overall parking ratio is 2.5 stalls per 1,000 gross square feet. Vehicle access is from the north via Martin Way and in the future, from the west via the Desmond Drive/College Street connection. The building, sited to preserve the woods and meadow to the south, is a cornerstone for future campus development.



Department of Ecology Headquarters building
M.A. Mortenson Design Build Contractor